

CITY OF LAKE FOREST PARK

Design Guidelines for
Southern Gateway – Corridor
and
Southern Gateway - Transition
Zones

Final Adopted

March 28, 2013

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1 A. Administrative

2 A.1 Purpose

3 The general purpose of these Southern Gateway – Corridor and Transition Zone Design
4 Guidelines (Guidelines) is to implement the City’s Comprehensive Plan vision and the Southern
5 Gateway Sub-Area Plan.

6 More specifically, the purposes of these Guidelines are to ensure attractive, functional
7 development, promote social and economic vitality, and foster safety, comfort, and interest in
8 the Southern Gateway – Corridor (SG-C) and Southern Gateway – Transition (SG-T) Zones.

9 These guidelines complement provisions of Sections 18.46 and 18.47 of the Lake Forest Park
10 Municipal code (LFPMC)

11 A.2 Administrative Procedures

12 The City of Lake Forest Park director of the Planning and Building Department (Director or code
13 administrator) will administer these Guidelines (Guidelines), lead the review process, and ensure
14 that new development meets their intent, as provided in LFPMC 18.46 and 18.47. The review of
15 a development project application with respect to the Guidelines will be the same as, and
16 concurrent with, project review with respect to the zoning provisions.

17 A.3 Applicability

- 18 a. All construction of new buildings and structures, as well as additions to existing buildings
19 that increase gross floor area by 1,000 sq. ft. within SG-C and SG-T zones shall be subject
20 to the Guidelines (ref. Lake Forest Park Municipal code (LFPMC). See the City’s Zoning
21 Map for the locations of the SG-C and SG-T zones where these Guidelines are applicable.
- 22 b. Where alteration or expansion of an existing building is proposed, the code administrator
23 will determine which guidelines are applicable to the proposal. Generally, design
24 guidelines are applied only to portions of existing buildings or site development that will
25 be affected by new construction.
26

B. Site Planning

B.1 Relationship to Street Front

INTENT:

- ◆ To enhance appearance of properties and adjoining streetscapes on Bothell Way.
- ◆ To establish a visual identity for the Southern Gateway area.
- ◆ To create an active, safe pedestrian environment on both Bothell Way and side streets.
- ◆ To create attractive streetscapes on side streets and internal streets.
- ◆ To improve circulation, including options for pedestrians, bicycles and vehicles.
- ◆ To enhance the visibility and attractiveness of properties as viewed from the street.
- ◆ To create an appropriate southern gateway for people entering the City from the south.

GUIDELINES:

B.1.1 Properties Fronting on Bothell Way

All development in SG-C and SG-T zones fronting Bothell Way must adhere to the following standards,

- a. Building entries must have a direct pathway to the public sidewalk. Building entries must face a street, if feasible. For properties between NE 145th Street and NE 147th Street, preferably locate the entrances on the North-South Access Street (N-S Access Street) aligned roughly 200 feet east of Bothell Way or on 35th Ave NE.)
- b. Parking areas fronting Bothell Way must be screened according to the options provided in D.2.2.
- c. No untreated blank walls or service areas shall be located along Bothell Way or any public street frontage. (See Section E.8.)
- d. If the building is located within 30 feet of the Bothell Way right-of-way, then the area between the sidewalk and the building must feature pedestrian-oriented space or landscaping. This area may be used for outdoor display or seating, but it may not be used for storage or display when the building is closed.
- e. Non-residential buildings and non-residential portions of buildings located within 15 feet of the Bothell Way right-of-way must feature transparency (window or glass area) on at least 50 percent of the ground floor between 2 feet and 8 feet above the grade on the façade facing Bothell Way.
- f. Parking areas are not allowed at property corners where Bothell Way intersects 145th and 153rd. (That is, buildings rather than parking areas must be located facing the intersection. This will improve pedestrian access and also facilitate access to the parking areas because the driveways will be further away from turning movements at intersections.)

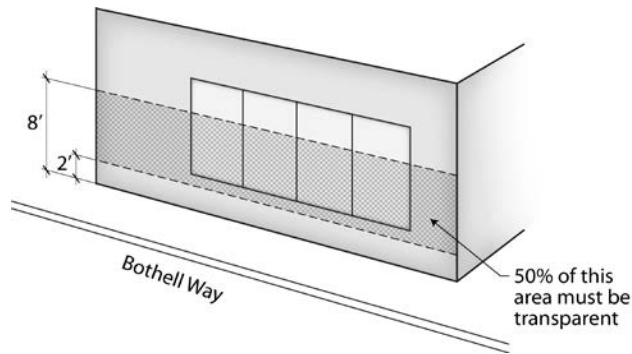


Figure B.1.1-1. Transparency requirement for facades facing Bothell Way

- g. Portions of non-residential buildings facing Bothell Way and within 100 feet of intersections of Bothell Way with cross streets shall feature pedestrian-oriented facades as described in Section E.4.

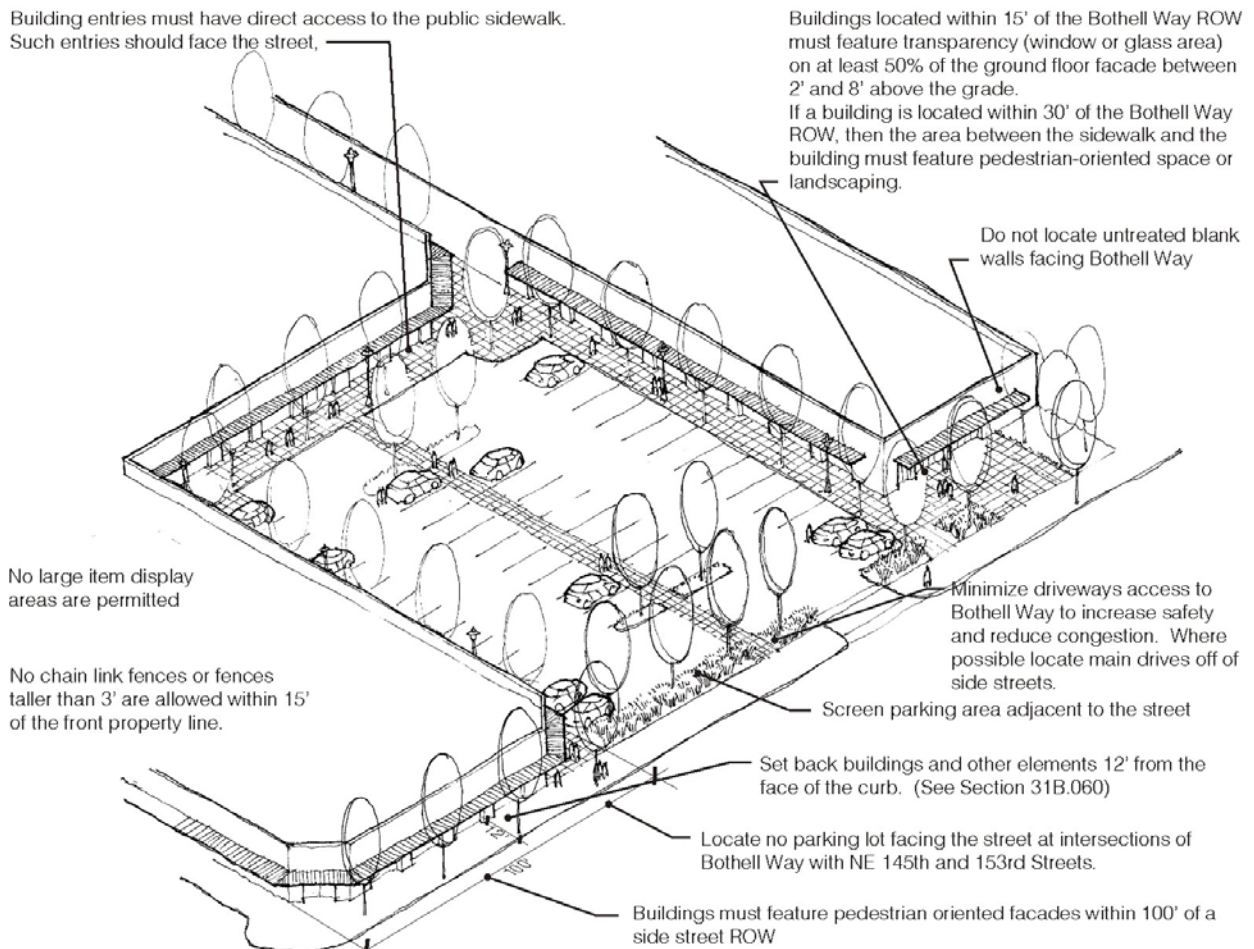


Figure B.1.1-1. Bothell Way street orientation requirements.

- h. At grade structured parking (parking garages) shall not face onto Bothell Way unless they are screened with at least a 15 feet wide planting of Type I or II landscape planting as described in section B.8.1.
- i. All buildings and other site features must be set back from the curb line to allow at least a 12' sidewalk/landscape area along Bothell Way.
- j. All new development and major exterior remodels in the SG-C Zone must provide a sidewalk at least 6 feet wide and a planting strip at least 6' wide. The planting strip must include at least one street tree for every 30 feet of frontage and ground cover or shrubs conforming to standards in Section C.3.2.

B.1.2 Properties Fronting on Side Streets

All development for properties in the SG-C and SG-C Zones fronting on side streets (streets that intersects Bothell Way, e.g.: NE 145th Street, NE 147th Street, NE 153rd St, etc.) shall meet the following conditions:

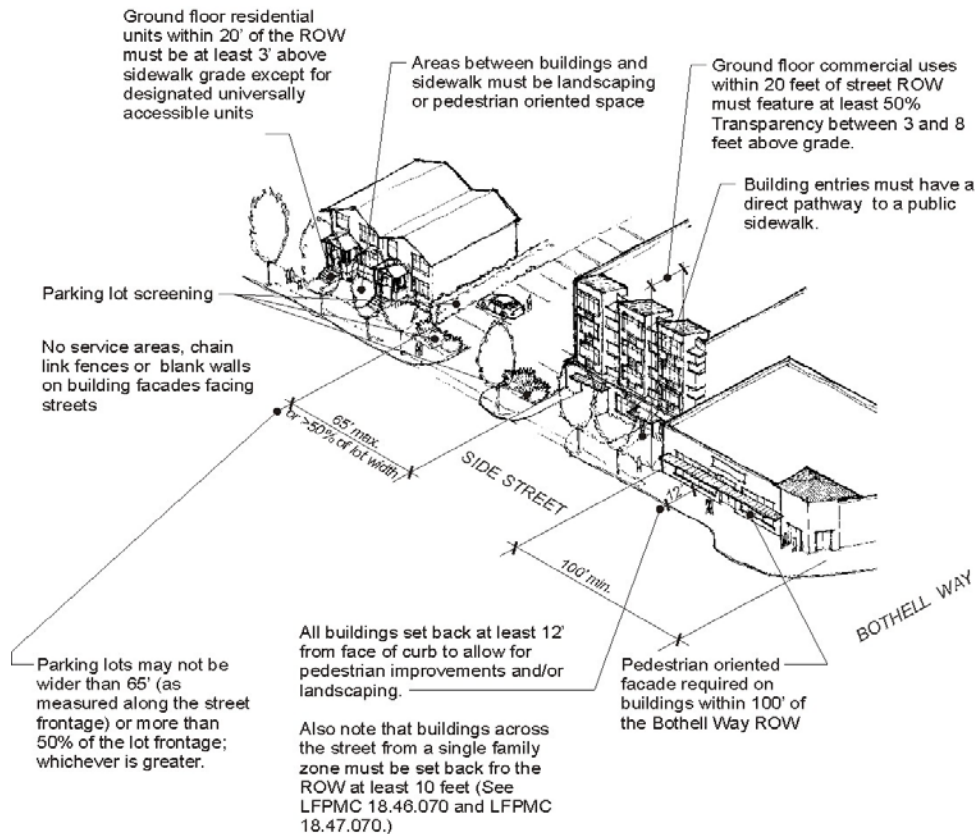


Figure b.1.2-1. Side street configuration requirements

- a. Parking areas must occupy not more than 50 percent of the side street front. For parcels with less than 130 feet of side street frontage, the parking may occupy up to 65 linear feet of street front.
- b. No parking areas are allowed along the NE 145th Street and 153rd Street rights-of-way within 50 feet of the Bothell Way right-of-way. See also Section B.7, Street Corners.

- 1 c. Service areas and untreated blank walls shall not front a side street. (See Section E.8.)
- 2 d. Portions of buildings facing a side street and within 50 feet of the Bothell Way right-of-way
- 3 must feature pedestrian-oriented facades facing the side street. (See Section E.4.)
- 4 e. Buildings with ground floor residential units within 20 feet of the right-of-way must have a
- 5 ground floor elevation at least 3 feet above sidewalk grade - except for designated
- 6 universally accessible units. Buildings with ground floor residential units facing the street
- 7 must feature a window area of at least 10 square feet for every 30 linear feet of frontage or
- 8 landscaping with trees, shrubs, and groundcovers, as approved by the code administrator.
- 9 f. Parking areas must be screened from pedestrian areas, sidewalks, walkways and the street
- 10 right-of way in accordance with D.2.
- 11 g. Non-residential buildings located within 15 feet of the side street right-of-way must feature
- 12 transparency (window or glass area) on at least 30 percent of the ground floor façade facing
- 13 the street between 2 feet and 8 feet above grade. The area between the street and building
- 14 must be landscaped.
- 15 h. Building entries must have a direct pathway to the public sidewalk. Such entries should face
- 16 the street.
- 17 i. Areas between the street right-of-way and the front building façade must be landscaped or
- 18 a pedestrian oriented space as described in C.2.1.
- 19 j. All buildings must be set back from the curb line at least 12 feet to allow for a 4 foot wide
- 20 sidewalk plus a 4 foot wide planter and a 4 foot wide planting strip.
- 21 k. All new development and major exterior remodels in the SG-C and SG-T Zones fronting on a
- 22 side street must provide a sidewalk at least 4 feet wide and a planting strip at least 4 feet
- 23 wide along the side street. The planting strip must include at least one street tree for every
- 24 30 feet of frontage and ground cover or shrubs conforming to standards in Section C.3.2.
- 25 The code administrator will identify the curb line if there is no existing curb or if there is a
- 26 planned street improvement.
- 27 l. Except where there is a pedestrian oriented façade, buildings on side streets shall be
- 28 separated from the sidewalk by a 4 foot wide (minimum) planting strip with a continuous
- 29 row of shrubs or trees meeting the standards of section C.3.2. The plantings may feature a
- 30 variety of plant species.
- 31 See also LFPMC Sections 18.46.070 and 18.47.070 for other setback requirements

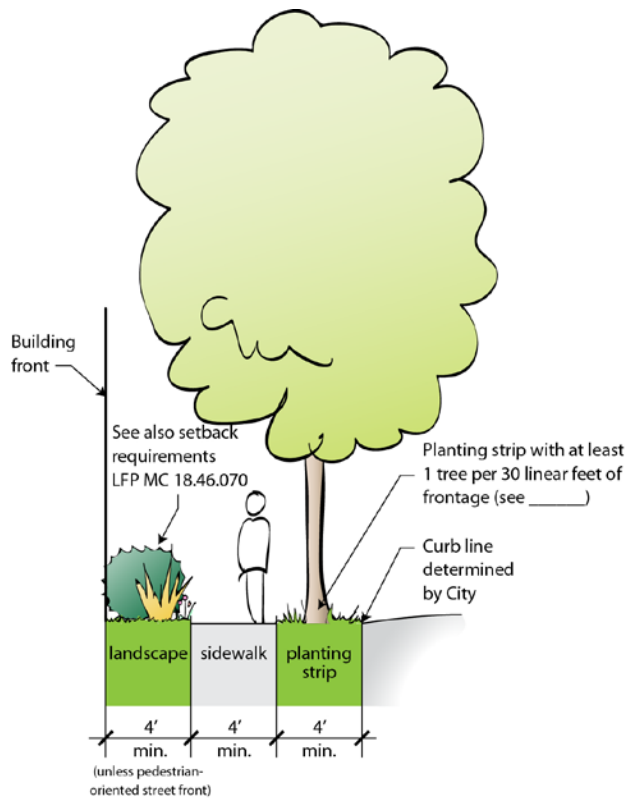


*Figure B.1.2-2. Streetscape requirements for side streets.
Note: See also LFPMC Sections 18.46.070 and 18.47.070*

B.1.3 Properties Fronting on the Planned North-South Access Street

Development in the SG-T Zone between NE 145th Street and NE 147th Street is conditioned with the requirement to construct a north south access street. For parcel 1626049030 (Deja Vu site), development (including major exterior remodels and remodels that change the footprint of any existing buildings) must be set back sufficiently to allow the construction of the north south access street. (See Section B.3.2.) The following provisions relate to buildings fronting on that planned street.

- a. In the **SG-C Zone**, the following requirements apply to the street fronts along the north south access street (N-S Access Street):
 - (1) No parking areas shall occupy street frontage along the N-S Access Street.
 - (2) All building facing the N-S Access Street must feature pedestrian oriented facades (See Section E.4) over at least 75% of the building frontage.
 - (3) Spaces between buildings and the nearest sidewalk must conform to the pedestrian oriented open space requirements in section C.2.
 - (4) Buildings with ground floor residential units within 20 feet of the right-of-way or publicly accessible street (excluding alleys) must have a ground floor elevation at least 3 feet

1 above sidewalk grade - except for designated universally accessible units. Buildings with
2 ground floor residential units facing the street must feature a window area of at least 10
3 square feet for every 30 linear feet of frontage or landscaping with trees, shrubs, and
4 groundcovers, as approved by the code administrator.

5 (5) Parking areas must be screened from pedestrian areas, sidewalks, walkways and the
6 street right-of way in accordance with D.2.

7 (6) Non-residential buildings located within 15 feet of the new N-S Access Street right-of-
8 way must feature pedestrian oriented facades on at least 75 percent of the ground floor
9 façade facing the street between 2 feet and 8 feet above grade. The area between the
10 street and building must be pedestrian oriented space as described in Section C.2.

11 (7) Building entries must have a direct pathway to the public sidewalk. Building entries
12 should face the street.

13 (8) Service areas and untreated blank walls shall not front the N-S Access street. (See
14 Section E.8.)

15 b. In the **SG-T Zone**, the following requirements apply to the street fronts along the north south
16 access street (N-S Access Street):

17 (1) No off-street parking areas shall occupy street frontage along the N-S Access Street.
18 There must be a building between the parking area and the N-S Access Street.

19 (2) All non-residential buildings facing the N-S Access Street must feature pedestrian
20 oriented facades (See Section E.4) along the building frontage.

21 (3) Open spaces between buildings and the nearest sidewalk must conform to the
22 pedestrian oriented open space requirements in section C.2.

23 (4) Buildings with ground floor residential units shall be built so that they can be converted
24 to commercial use. Ground floor units located along the proposed N-S Access Street
25 must have ceilings at least 12' above the permanent floor so that if the unit is
26 converted to commercial space it will have a 12' ceiling height.

27 (5) Building entries must have a direct pathway to the public sidewalk. Building entries
28 should face the street.

29 (6) Service areas and untreated blank walls shall not front the N-S Access Street. (See
30 Section E.8.)
31
32

B.2 General Pedestrian Circulation

INTENT:

- ◆ To improve the pedestrian environment by making it easier, safer, and more comfortable to walk between businesses and residences, on street sidewalks, to transit stops, and through parking areas.
- ◆ To provide pedestrian facilities such as sidewalks, crosswalks, and bus shelters connecting to all modes of transportation.
- ◆ To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.
- ◆ To connect neighborhoods severed by major arterials.
- ◆ To provide access to transit and services.

GUIDELINES:

B.2.1 Pedestrian Circulation

Provide safe convenient pedestrian circulation for all users. Specifically:

- a. Where practical, provide pedestrian access onto the site from all streets on which the use is located.
- b. Building must include universally accessible, convenient, clearly identified pedestrian entry.
- c. For developments with multiple buildings, provide for pedestrian circulation between all buildings.
- d. New developments must provide direct pedestrian access to adjacent properties if the code administrator determines it is feasible and desirable.
- e. New developments shall provide for the opportunity for future pedestrian connections to adjacent properties through the use of pathway stub-outs, building configuration, and/or parking area layout.



Figure B.2.1-1. Provide pedestrian access to the site from the street.

See also Chapter C, Pedestrian Access, Amenities, and Open Space Design and B.4 below.

B.3 Vehicular Access and Circulation

INTENT:

- ◆ To minimize cut-through traffic in residential neighborhoods.
- ◆ To provide safe and convenient vehicular access routes through large areas by connecting public and/or private roadways and accessways.
- ◆ To enhance the visual character of interior access roads.
- ◆ To minimize conflicts with pedestrian circulation and activity.
- ◆ To enhance the safety and function of public streets.
- ◆ To provide access management on Bothell Way; i.e., to reduce turning movements that increase congestion and reduce safety.
- ◆ To support transit services.

GUIDELINES:

B.3.1 North-South Access Street

- a. Development in the SG-T Zone between NE 145th Street and NE 147th Street is conditioned with the requirement to construct a north south access street. For parcel 1626049030 (Déjà Vu site), development (including major exterior remodels and remodels that change the footprint of any existing buildings) must be set back sufficiently to allow the construction of the north south access street. The street will run north and south generally along the western edge of the SG-T Zone. The street will be approximately 60 feet wide from backside of sidewalk to backside of sidewalk (See Figure 7 below). The roadway design must be submitted to the City for approval. In the absence of other direction from the code administrator, the roadway will generally consist of 2-10 feet wide travel lanes, two 7 feet wide parking lanes (or widened sidewalks) and two 13 feet wide sidewalks.

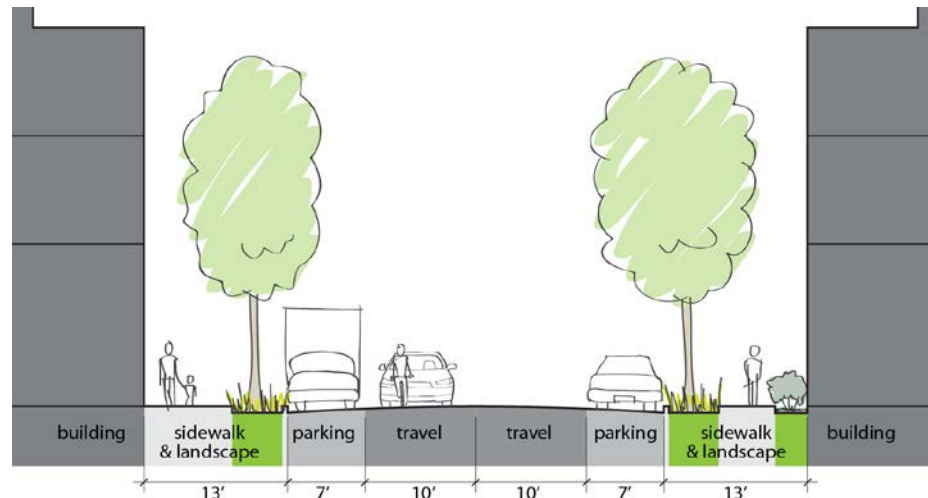


Figure 3.1.1. Preliminary N-S Access Street Section

B.3.2 Vehicular Connections

- a. Provide street trees and sidewalks on all internal access streets to increase their function and appearance.



Figure B.3.2-1. Juanita Village, one model of internal roadways. Note the on-street parking, wide sidewalks, street trees, signage, and pedestrian lighting.

- b. Primary vehicular access to corner lots shall be located on side streets (Not Bothell Way) and sufficiently distant from the intersection to minimize traffic conflicts.
- c. The code administrator may require modification of proposed vehicle access points and internal circulation in order to minimize the potential for cut-through traffic in residential neighborhoods.
- d. Provide street trees and sidewalks on all internal access streets to increase their function and appearance.

B.4 Lots with Multiple Buildings or with a Total Area Greater than Forty-five Thousand Square Feet

INTENT:

- ◆ To create integrated development plans and phasing strategies.
- ◆ To reduce negative impacts to adjacent properties.
- ◆ To enhance pedestrian and vehicular circulation.
- ◆ To encourage transit use.
- ◆ To provide usable open space.
- ◆ To create focal points for pedestrian activity for developments.
- ◆ To enhance the visual character of the community.
- ◆ To create unique attractions for the Bothell Way corridor.

1 GUIDELINES:

2 **B.4.1 Unifying Site Planning Concept**

- 3 a. Development at sites with two or more buildings or larger than 45,000 SF in gross area shall
4 demonstrate that the project is based on a unifying site planning concept that meets the
5 following criteria:
- 6 b. Incorporates open space and landscaping as a unifying element.
- 7 c. Provides pedestrian paths or walkways connecting all businesses and the entries of multiple
8 buildings.
- 9 d. Provides for safe, efficient internal vehicular circulation that does not isolate the buildings.
- 10 e. Takes advantage of special on-site or nearby features.
- 11 f. In order to achieve better pedestrian connections and a pleasant atmosphere, building
12 entrances must not be focused around a central parking area but be connected by a
13 pathway system and/or open space(s).
- 14 g. A development may provide a major public entry serving several shops rather than
15 providing a separate storefront entry for all shops. If the development employs the
16 combined-entry option, then it must be at least 15 feet wide, with special entry features,
17 weather protection, lighting, etc.

18

19 **B.5 Service Areas, Utilities and Mechanical Equipment**

20 INTENT:

- 21 ♦ To minimize adverse visual, olfactory, or auditory impacts of mechanical equipment and service
22 areas at ground and roof levels.
- 23 ♦ To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- 24 ♦ Protect residential uses and adjacent properties from impacts due to location and utilization of
25 service areas.

26 GUIDELINES:

27 **B.5.1 Service Areas**

28 Reduce impacts of refuse containers and storage areas through the following implementation
29 measures:

- 30 a. Service areas (loading docks, trash dumpsters, compactors, recycling areas, and mechanical
31 equipment areas) shall be located to avoid negative visual, auditory (noise), olfactory, or
32 physical impacts on the street environment and adjacent residentially zoned properties. The
33 City may require evidence that such elements will not significantly impact neighboring
34 properties or public areas. (For example, the City may require noise damping specifications
35 for fans near residential zones.)
- 36

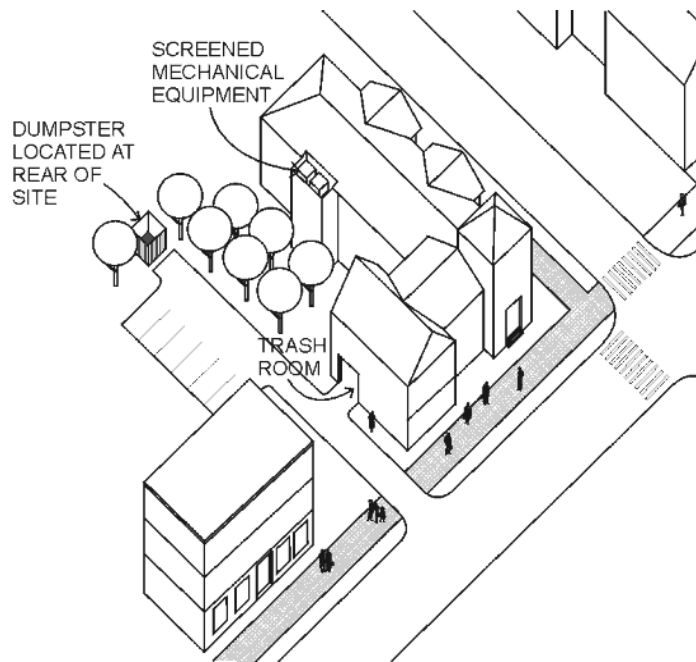


Figure B.5.1-1. Locate service elements to reduce impacts on the residential and pedestrian environment.

- b. Exterior loading areas and service vehicle (e.g., delivery and garbage truck) drives for commercial uses shall not be located within 20 feet of a single family residentially zoned property, unless the code administrator finds such a restriction does not allow feasible development. In such cases, the areas and drives will be separated from the residential lot by a masonry wall at least 8 feet high. Internal service areas may be located across the street from a single family residential zone.
- c. Service areas must not be visible from the sidewalk and adjacent properties. Where the City finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be screened with either landscape or structural screening measures provided in Section B.5.2.
- d. Ground-mounted mechanical equipment must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties
- e. Roof-mounted mechanical equipment must be located and screened so the equipment is not visible from the ground level of adjacent streets or properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

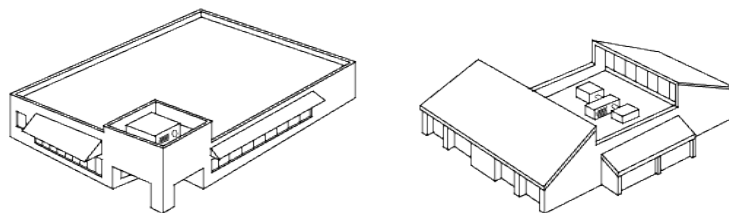


Figure B.5.1-2. Examples of how to screen roof-mounted mechanical equipment.

- f. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.

- g. Other provisions of Section B.5 notwithstanding, service areas used by residents shall be located to avoid entrapment areas and other conditions where personal security is a problem. The code administrator may require pedestrian-scaled lighting or other measures to enhance security.
- h. While exterior service areas must be screened, screening requirements may be reduced by the code administrator at access points for service areas inside buildings.

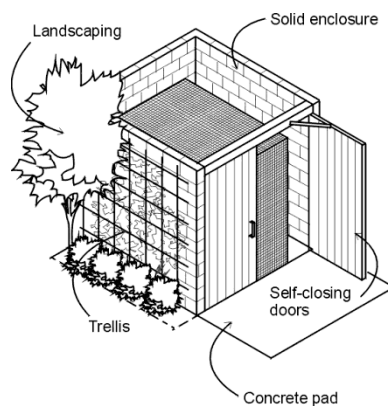


Figure B.5.1-3. Place utility meters in less visible locations. Note that this example is acceptable on a service alley but not near a street or residential walkway.

B.5.2 Screening of Service Areas and Mechanical Equipment

Where screening of service areas is called for, adhere to the following:

- A structural enclosure shall be constructed of masonry or heavy-gauge metal and have a roof. The walls must be sufficient to provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials (see photos). Gates shall be made of heavy-gauge, site obscuring metal.
- Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.



Figures B.5.2-1, B.5.2-2. Drawing and example of enclosed service areas.

B.5.3 Underground Utility Lines

All on-site utility lines must be located underground.

B.6 Storm Water Facility Planning

INTENT:

- ◆ To comply with storm water management requirements.
- ◆ To integrate storm water management/water quality systems into the site design as an amenity.
- ◆ To reduce the economic burden of storm water management systems on developments.

Note: These guidelines address design issues and are not intended to diminish or alter other requirements for storm water management measures in the LFPMC.

GUIDELINES:

B.6.1 Integration of Storm Water Facilities into Site Design

To the extent feasible, integrate biofiltration swales, rain gardens, storm water planters, and other storm water management measures into the overall site design. Examples of filtration methods are listed below:

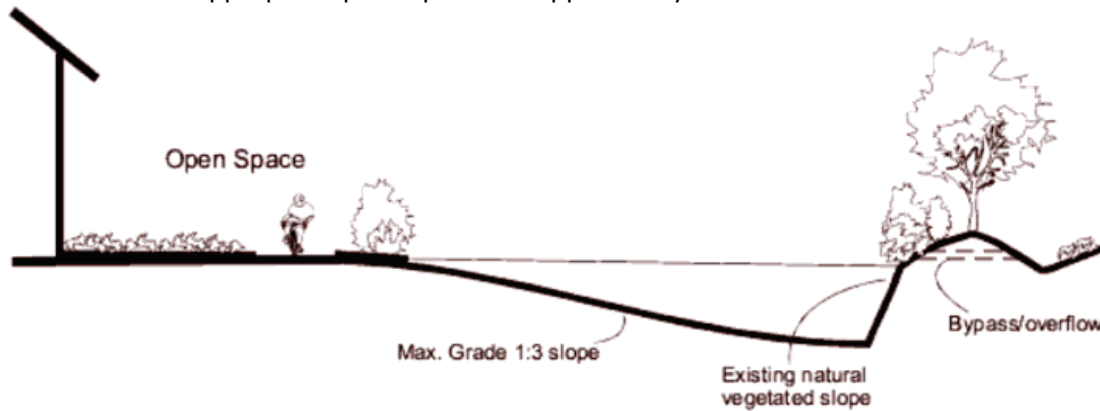
- a. Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the code administrator, the storm water facility may be counted as part of the required open space.



Figure B.6.1-1. A preferred method of handling storm water is through retention systems, such as rain gardens, incorporated as site amenities. Other low-impact development techniques are encouraged.

- b. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen. Trees may be planted near the grass swale as long as they do not substantially shade the grass or undermine soil structure within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties.
- c. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area. The swale or pond should be landscaped as part of the required internal parking area landscaping and oriented so it does not impede pedestrian circulation.

- 1 d. Use appropriate plant species as approved by the code administrator.



2 *Figure B.6.1-2. Biofiltration swale designed as an amenity.*

3 **B.6.2 Pavement Minimization**

4 Pavements for site features other than motor vehicle circulation and parking shall be permeable
5 (porous concrete, porous asphalt, unit pavers, wooden deck, etc) where soil conditions make it
6 feasible.

7 **B.6.3 Storm Water Infiltration**

8 As part of the storm water management application and review process, the applicant must
9 demonstrate that that infiltration through low impact development practices has been used as
10 part of the overall stormwater handling system or that infiltration has been considered in the
11 planning process and found infeasible due to soil conditions or other site features.

13 **B.7 Multi-Family Open Space**

14 INTENT:

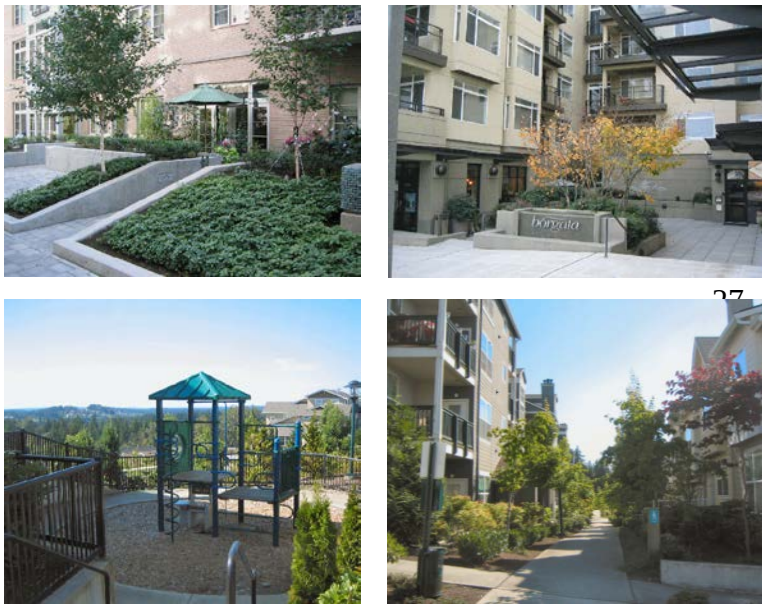
- 15 ♦ To create useable space that is suitable for leisure or recreational activities for residents.
- 16 ♦ To create open space that contributes to the residential setting.

17 GUIDELINES:

18 **B.7.1 Amount of required Residential Open Space**

- 19 a. All multifamily residential development must provide 100 square feet of on-site open space
20 per dwelling unit. Acceptable types of open space include:
 - 21 (1) Common Open Space. Where accessible to all residents, usable outdoor open space
22 may count for up to one hundred percent of the required open space. "Usable outdoor
23 open space" includes landscaped courtyards or decks, entrance plazas, gardens with
24 pathways, children's play areas, or other multipurpose recreational and/or green
25 spaces. Special requirements for common open spaces include the following:

- i. Required setback areas shall not count towards the open space requirement, unless it is part of the space that meets dimensional requirements.
- ii. Space shall have a minimum dimension of fifteen feet to provide functional leisure or recreational activity.
- iii. Space should feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
- iv. Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the city that enhance safety and privacy for both the common open space and dwelling units.
- v. The space should be oriented to receive sunlight, face east, west or preferably south, when possible.
- vi. Separate common space from ground floor windows, streets, service areas, and parking areas with landscaping and/or low-level fencing. However, care should be used to maintain visibility from dwelling units towards open space for safety.
- vii. The space must be directly accessible and visible from public streets and sidewalks and oriented to encourage activity from local residents.



FigureB.7.1-1. Good examples of common open space, including street level courtyards (top pictures), a children's play area (lower left), and a pedestrian corridor (lower right)

- (2) Balconies. Individual balconies or patios may be used for up to fifty percent of the required open space. To qualify as open space, balconies or patios must be at least thirty-five square feet, with no dimension less than five feet.
- (3) Rooftop Decks and Terraces. May be used to meet up to fifty percent of the required open space, provided the following conditions are met.

- i. Space must be accessible (ADA) to all dwelling units.
 - ii. Space must provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the city.
 - iii. Space must feature hard surfacing appropriate to encourage resident use.
 - iv. Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.
- (4) On-site indoor recreation areas may be used to meet up to fifty percent of the required open space, provided the following conditions are met.
- i. Space must be accessible (ADA) and walkable to all dwelling units.
 - ii. The space is designed for and includes equipment for a recreational use (e.g., exercise, group functions, etc.).
- (5) Setbacks/Privacy. All ground floor residential units shall be set back at least ten feet from the right-of-way, sidewalk or commonly accessible pathway. Exception: The code administrator may waive this requirement if the units have a floor elevation at least three feet above the sidewalk grade to provide for increased privacy. The city may approve other design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

B.8 Non-Residential Open Space

INTENT:

- ◆ To enhance the development character and attractiveness of non-residential development.
- ◆ To increase pedestrian activity and amenity for shoppers
- ◆ To mitigate the impacts of large format retail stores, which by their nature are auto-oriented, anti-pedestrian, and damaging to the desired, mixed-use character of the mixed use zones.

GUIDELINES:

B.8.1 Non-Residential Open Space Requirements

- a. New developments with non-residential uses with a total site area greater than 45,000 SF must provide pedestrian-oriented open space equal to at least 1% of the ground floor non-residential building footprint plus 1% of the "site area". The open space may be in the form of wider sidewalks, beyond the minimum noted elsewhere in these guidelines, café seating area, garden or play area as well as the plaza type of open space stated in Section C.3. "Site area" includes all land needed for the non-residential portion of the project including parking, service areas, access and required landscaping.

B.9 Site Planning for Security

INTENT:

- ◆ To increase personal safety and property security.

GUIDELINES:

B.9.1 Prohibitions

In site development planning, avoid:

- Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
- Areas which are dark or not visible from a public space.

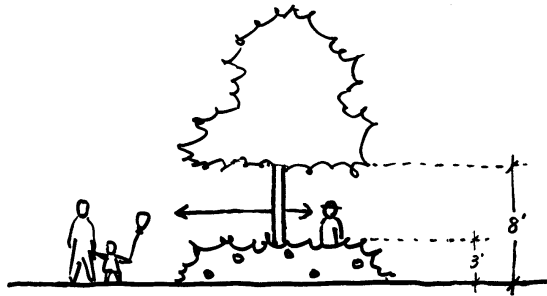


Figure B.9.1-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

- Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
- Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.
- Where visibility is necessary to avoid creating an insecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between 3 feet and 8 feet above the ground. (See Figure B.9.1-1.)

B.9.2 Desirable Elements

In the planning of the site and design of buildings and site elements, to the extent feasible provide for:

- "Passive surveillance," the ability of people occupying buildings and public spaces to view all parts of accessible spaces. (See Figure B.9.2-1.)
- Security and pedestrian lighting per Guideline F.1.1.

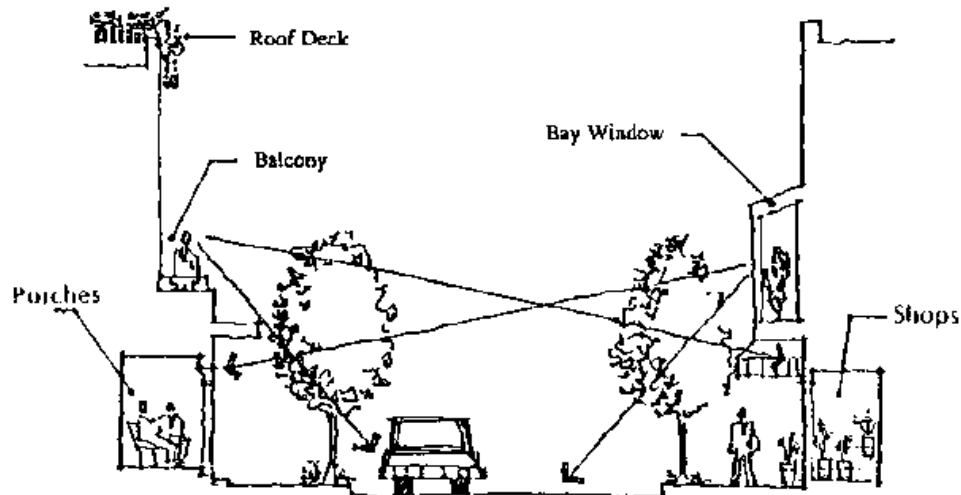


Figure B.9.2-1. Passive surveillance or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

C. Pedestrian Access, Amenities, and Open Space Design

C.1 Internal Pedestrian Paths and Circulation

INTENT:

- ◆ To provide safe and direct pedestrian access that accommodates all pedestrians, minimizes conflicts between pedestrians and vehicular traffic, and provides pedestrian connections to neighborhoods.
- ◆ To accommodate non-competitive/non-commuter bicycle riders who use bicycles on short trips for exercise and convenience.
- ◆ To provide attractive internal pedestrian routes that promote walking and enhance the character of the area.

GUIDELINES:

C.1.1 Pedestrian Circulation – General Design

- a. For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.
- b. Pedestrian walks shall be separated from structures at least 3 feet for landscaping except where the adjacent building features a pedestrian-oriented façade per Section E.4. The code administrator may consider other treatments to provide attractive pathways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the intent. (Figure . provides one example.)

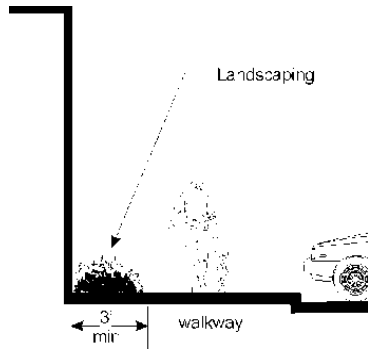


Figure C.1.1-1. Provide landscaping between walkways and structures



Figure C.1.1-2. An example of an attractive pedestrian connection through a multi-family development.



Figure C.1.1-3. Wall treatment to provide interest along a walkway.

- c. Pathways providing access to commercial and mixed-use buildings must be at least 8 feet. If the walkway is between a façade with a primary building entry and a parking lot see C.1.2 below. For all other interior pathways, the applicant must demonstrate to the code administrator's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot wide pathway can accommodate two couples passing one another. An 8 foot wide pathway will accommodate three persons walking abreast, while a 6-foot wide pathway will allow two individuals to pass comfortably.
- d. Public pathways must be compliant with American with Disabilities Act (ADA).

C.1.2 Pedestrian Circulation Where Facades Face Parking Areas

In commercial settings where buildings face onto a parking area rather than the street, provide wide pathways adjacent to the façades of retail and mixed-use buildings. Pathways along the front façade of mixed-use and retail buildings 100 feet or more in length (measured along the façade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

- a. Trees, as approved by the code administrator, must be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building

entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building façade must be provided.

- b. Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 12 feet in width. (See Figure.)
- c. Pedestrian-scaled lighting is required, mounted either on posts no more than 15 feet high or on the building.



Figure C.1.2-1. Example of a successful pedestrian sidewalk between parking lot and storefront.

C.1.3 Bicycle Facilities

Provide bicycle racks or other means of safely and conveniently parking bicycles at the rate of at least 1 rack (for two bicycles) for every 50 linear feet of building façade with a main entry.

C.1.4 Benches and outdoor seating

Provide at least one bench or five linear feet of seating wall or 2 outdoor chairs for every 50 feet of storefront (the length of the side of the building on which the main entrance is located). The seating may be located in a pedestrian oriented open space (See Section C.2) within 200 feet of the actual storefront.

C.2 Pedestrian-Oriented Open Space

INTENT:

- ◆ To provide a variety of pedestrian areas to accommodate shoppers on pedestrian-oriented streets.
- ◆ To provide safe, attractive, and usable open spaces that promote pedestrian activity and recreation.

GUIDELINES:

C.2.1 Pedestrian-Oriented Open Space

Where “pedestrian-oriented open space” is provided (including, but not limited to areas required in these guidelines or in Title 18 LFPMC), design the open space according to the following criteria. If sidewalks are wider than the required minimum width, the additional sidewalk width may be counted as pedestrian-oriented open space.

a. Required pedestrian-oriented open space features:

- (1) Visual and pedestrian access (including handicapped access) into the site from a street, private access road, or non-vehicular courtyard.
- (2) Paved walking surfaces of either concrete or approved unit paving.
- (3) On-site pole or building-mounted lighting (fixtures no taller than 15 feet) providing 2 to 4 foot candles (average) on the ground.

- (4) Spaces must be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry.
 - (5) Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.
- b. Desirable pedestrian-oriented open space features:
- (1) Pedestrian amenities, such as a water feature, site furniture, artwork, drinking fountains, kiosks, etc.
 - (2) At least 2 feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.
 - (3) Adjacent buildings with transparent window and doors covering 75 percent of the façade between 2 feet and 8 feet above the ground level.
 - (4) Consideration of the sun angle at noon and the wind pattern in the design of the space.
- c. Pedestrian weather protection, alcoves, seating, or other features along building edges to allow for outdoor seating areas and a planted buffer.
- d. A pedestrian-oriented open space must not have:
- (1) Asphalt or gravel pavement.
 - (2) Adjacent parking areas or service areas (e.g., trash areas) that are not separated with landscaping, as described in D.2.2.
 - (3) Adjacent chain-link fences.
 - (4) Adjacent "blank walls" without "blank wall treatment."
 - (5) Outdoor storage or retail sales that do not contribute to the pedestrian-oriented environment.

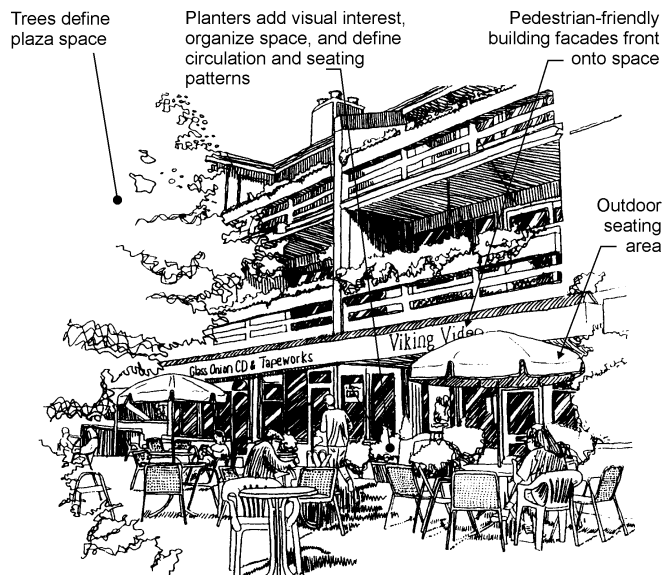


Figure C.2.1-1. Example of a small pedestrian-oriented open space.

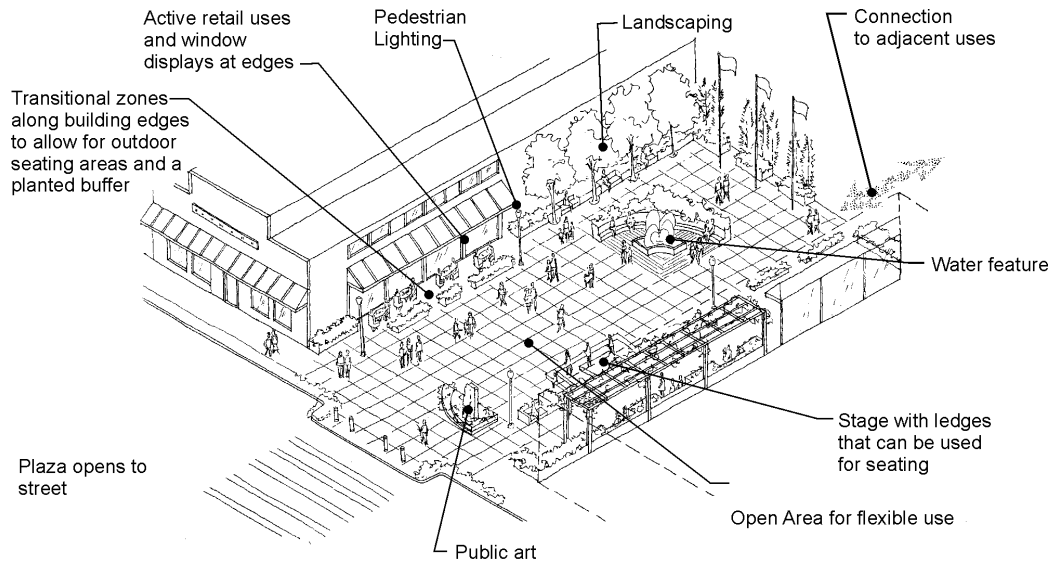


Figure C.2.1-2. Example of a large pedestrian-oriented open space.

C.3 Site Landscaping

INTENT:

- ◆ To encourage the abundant use of gardens and other landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase environmental quality.
- ◆ To reduce surface water runoff by percolating water through landscaped areas.
- ◆ To maintain and improve privacy for residential zones.
- ◆ To enhance buildings and open spaces.
- ◆ To make adjacent uses more compatible
- ◆ To provide visual relief from roadways, parking areas, and the built environment.

GUIDELINES:

C.3.1 Landscape Types

The five types of landscaping screens and stormwater treatment are described and applied as follows:

a. Type I Landscaping: Full Screen

(1) Type I landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views.

(2) Type I landscaping shall minimally consist of:

- i. A mix of primarily evergreen trees, shrubs, perennials, and groundcover generally interspersed throughout the landscape strip and spaced to form a continuous screen;
- ii. Between 70 and 90 percent evergreen trees;

- iii. Trees provided at the rate of one per 100 square feet or one per 10 linear feet, whichever is greater, of landscape strip;
- iv. Evergreen shrubs or perennials provided at the rate of one per 20 square feet of landscape strip;
- v. Perennials;
- vi. Groundcover pursuant to Section C.3.2;
- vii. Applicants shall demonstrate to the code administrator's satisfaction that the selected plant materials and configuration will be able to completely screen 80 percent of the unwanted views within three years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate.

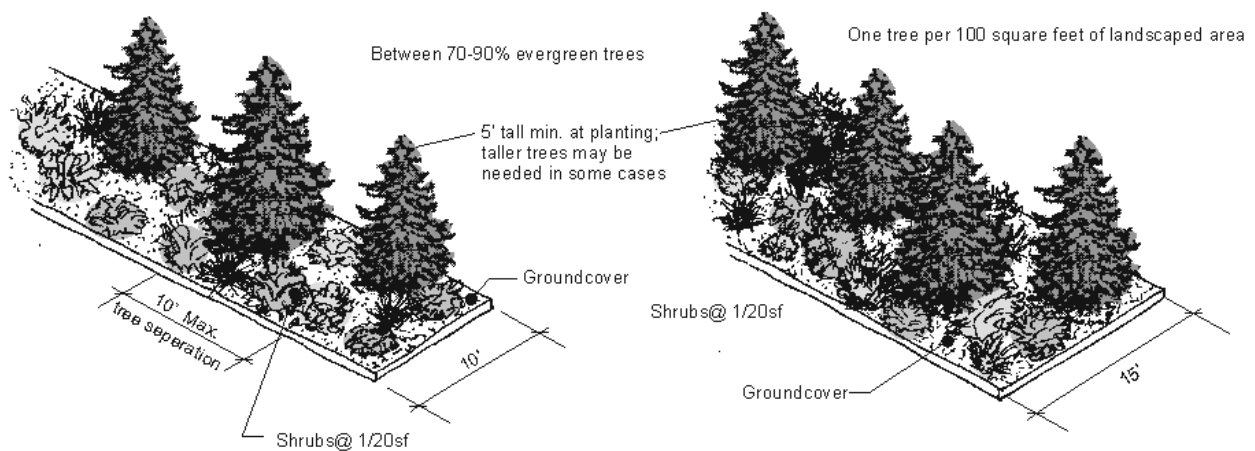


Figure C.3.1-1. Type I landscaping standards, Full Screen.

b. Type II Landscaping: Filtered Screen.

- (1) Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;
- (2) Type II landscaping shall minimally consist of:
 - i. A mix of evergreen and deciduous trees, shrubs, perennials, and groundcover generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - ii. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
 - iii. Trees provided at the rate of one per 200 square feet or one per 20 linear feet, whichever is greater, of landscape strip;
 - iv. Shrubs and perennials provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - v. Perennials;

- vi. Groundcover pursuant to Section 3.2;
- vii. Applicants shall demonstrate to the code administrator's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

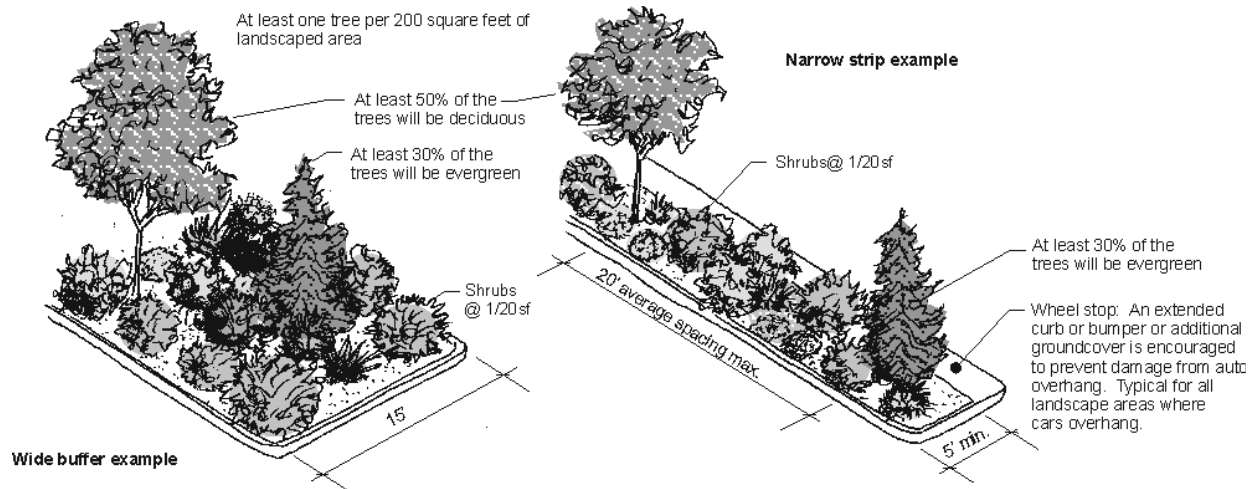


Figure C.3.1-2. Type II landscaping standards, Filtered Screen.

c. Type III Landscaping: Open Screen.

- (1) Type III landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;
- (2) Type III landscaping shall minimally consist of:
 - i. A mix of deciduous and evergreen trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy;
 - ii. At least 70 percent deciduous trees;
 - iii. Trees provided at the rate of one per 250 square feet or one per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;
 - iv. Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - v. Perennials;
 - vi. Groundcover pursuant to Section C.3.2;
 - vii. Applicants shall demonstrate to the code administrator's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

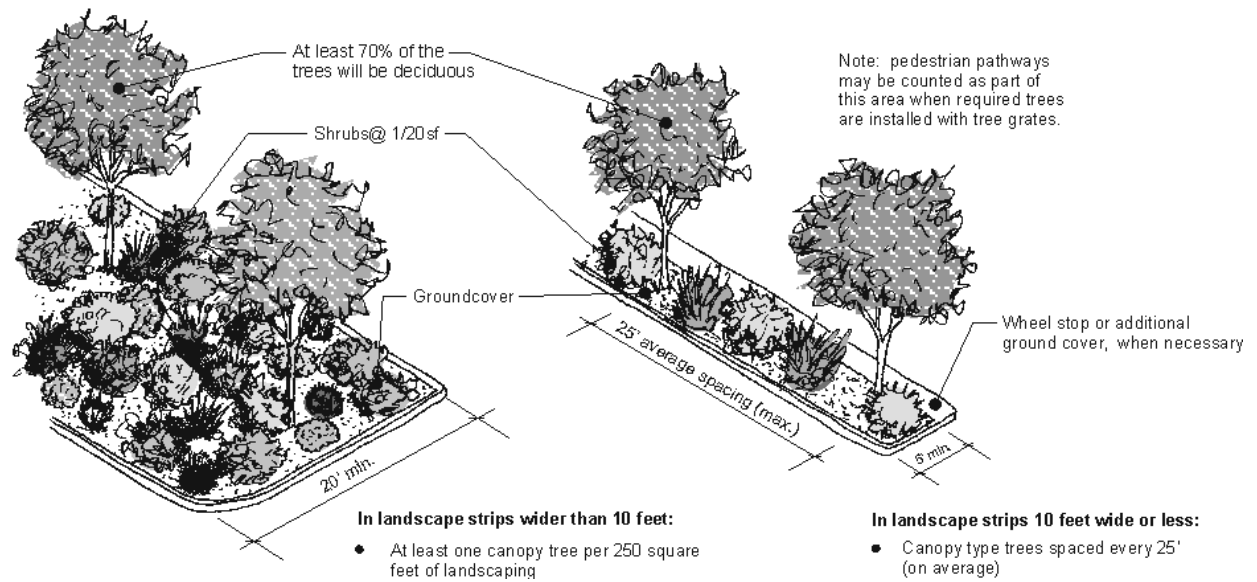


Figure C.3.1-3. Type III landscaping standards, Open Screen.

d. Type IV Landscaping. Naturalistic buffer

(1) Type IV landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.

(2) Type IV landscaping shall minimally consist of:

- i. Trees, shrubs, perennials and ground covers that are native to the Puget Sound and are appropriate to the conditions of the site;
- ii. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;
- iii. Minimum 20 feet in width if used as a screen;
- iv. Applicants shall demonstrate to the code administrator's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

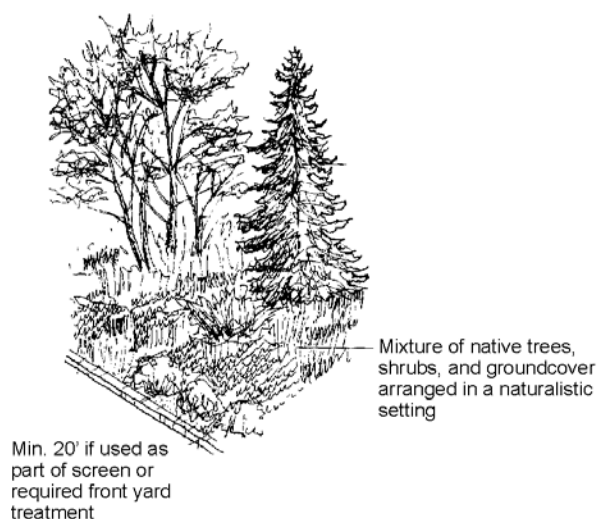


Figure C.3.1-4. Type IV landscaping standards, Naturalistic Buffer.

1 e. Type V Landscaping: Other

2 (1) Type V landscaping refers to all other landscaped areas that do not qualify as Type I-IV
3 landscaping. While native and low maintenance trees and shrubs are encouraged in
4 these areas, lawn areas may be used for recreational or design purposes. These areas
5 also could include flower beds and perennial beds.

6 (2) Type V landscaping may include any combination of plant materials provided the area
7 complies with C.3.2., following.

8 a. Type VI Landscaping: Bioretention

9
10 (1) Type VI landscaping refers to vegetated areas that function as bioretention for the
11 treatment of stormwater runoff from hard surfaces. These areas feature vegetation and
12 subsurface drainage features that treat, retain, and infiltrate stormwater runoff.

13 (2) Type VI landscaping shall be constructed, planted and maintained in general accordance
14 with the Puget Sound Action Team Low Impact Development Technical Guidance
15 Manual for Puget Sound (current edition), or equivalent guidance from the Washington
16 State Department of Ecology Storm Water Management Manual, latest edition. (3)
17 Type VI landscaping shall minimally consist of:

- 18 i. Trees, shrubs, perennials and ground covers tolerant of summer drought,
19 ponding fluctuations and saturated soil conditions for prolonged lengths of time
20 anticipated by the facility design and hydrologic conditions;
- 21
22 ii. Plants should be tolerant of typical pollutants from surrounding surfaces, such
23 as petroleum hydrocarbons, dissolved metals, and fertilizers;
- 24
25 iii. Plantings should consist of native plant types, and at least 15% of the plant
26 palate shall be evergreen. Planting and grading for drainage features should be
27 designed to integrate aesthetically with the surrounding landscape and urban
28 design elements;
- 29
30 iv. (iv) Visual buffering, sight distances and setbacks should be considered for
31 landscaping adjacent to roadways;
- 32
33 v. (v) The planting and bioretention soil media shall consist of a bioretention soil
34 mix in accordance with the latest edition, WSU Pierce County Extension
35 "Bioretention Soil Mix Review and Recommendations for Western Washington,"
36 or equivalent;
- 37
38 vi. (vi) Check against King County Noxious Weed list.

39 **C.3.2 Landscaping – General standards for all landscape areas**

40 All new landscape areas proposed for a development shall be subject to the following
41 provisions:

- 42 a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).

- b. All new turf areas, except all-weather, sand-based athletic fields shall be augmented with a two-inch layer of stabilized compost material or a four-inch layer of organic material with a minimum of eight percent organic material cultivated a minimum of eight inches deep; or have an existing organic content of eight percent or more to a depth of six inches as shown in a soil sample analysis.
- c. Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of stabilized compost to minimize evaporation.
- d. Plants having similar water use characteristics shall be grouped together in distinct hydro zones.
- e. Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged.
- f. Install no plants included in the King County Noxious Weed list.
- g. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual, provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual.
- h. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:
 - (1) In parking area landscaping, in street rights-of-way and along internal streets deciduous trees shall have a minimum caliper of 2.0 inches and a height of 10 feet; and coniferous and broadleaf evergreens shall be at least five feet in height;
 - (2) In all other required landscape areas deciduous trees shall have a minimum caliper of 1.5 inches and a height of 10 feet; and native coniferous and broadleaf evergreen trees shall be at least five feet in height or taller if used as a screen in Types I, II and III landscaping.
 - i. Multiple-stemmed trees shall be permitted as an option to single-stemmed trees, provided that such multiple-stemmed trees are:
 - a) At least six feet in height; and
 - b) Not allowed within street rights-of-way.
- i. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.
- j. Shrubs shall be dwarf varieties unless demonstrated that other varieties can thrive if maintained at 42 inches. Shrubs shall also be as follows:
 - i. At least an AAN container Class No. 2 size at time of planting in Type II, III and parking area landscaping;
 - ii. At least 24 inches in height at the time of planting for Type I landscaping; and
 - a) Able to maintain a height not exceeding 42 inches when located in Type III or parking area landscaping.

1 iii. Perennials.

2 k. Groundcovers shall be planted and spaced to result in total coverage of the majority of the
3 required landscape area within three years.

4 l. All fences shall be placed on the inward side of any required perimeter landscaping along
5 the street frontage.

6 m. Required street landscaping may be placed within City of Lake Forest Park street rights-of-
7 way subject to the City of Lake Forest Park public works standards, provided adequate space
8 is maintained along the street line to replant the required landscaping should subsequent
9 street improvements require the removal of landscaping within the rights-of-way.

10 n. Required street landscaping may be placed within Washington State rights-of-way subject to
11 permission of the Washington State Department of Transportation.

12 o. New landscape material provided for vegetation restoration or mitigation requirements and
13 within areas of undisturbed vegetation or within the protected area of significant trees shall
14 give preference to utilizing western Washington native plant species.

15 **C.3.3 Landscaping – Plan design, design review, and installation**

16 a. A landscape plan must be submitted to the code administrator. The plan must be approved
17 by the City Arborist. It shall be drawn on the same base map as the development plans and
18 shall identify the following:

19 (1) Total landscape area;

20 (2) Landscape materials botanical/common name and applicable size;

21 (3) Property lines;

22 (4) Impervious surfaces;

23 (5) Natural or manmade water features or bodies;

24 (6) Existing or proposed structures, fences, and retaining walls;

25 (7) Natural features or vegetation left in natural state;

26 (8) Designated recreational open space areas;

27 (9) Irrigation plan; and

28 (10) Maintenance plan outlining the general activities and schedules for maintaining
29 landscaping, including litter removal, mulching, weeding, pruning, watering, and lawn
30 care (not required for single-family and townhouse development), including
31 replacement schedule.

32 i. The proposed landscape plan shall be certified by a Washington State registered
33 landscape architect, Washington State certified nurseryman, Washington State
34 certified landscaper, naturalized areas by a qualified ecologist, or other qualified
35 professional as approved by the code administrator.

- b. An affidavit signed by a registered landscape architect or certified arborist, certifying that the landscaping has been installed consistent with the approved landscaping plan, shall be submitted to the code administrator within 30 days of installation completion, unless the installed landscaping has been inspected and accepted by the department.
- c. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. A financial guarantee shall be required prior to issuance of the certificate of occupancy, if landscaping is not installed and inspected prior to occupancy.

C.3.4 Maintenance

- a. All landscaping shall be maintained for the life of the project, including water conservation practices for turf grass such as annual aeration and dethatching, top dressing and over seeding;
- b. All landscape materials shall be properly pruned by a trained specialist and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- c. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- d. Landscape areas shall be kept free of trash, mulched, and weeded.

D. Parking Area Design

D.1 Pathways Through Parking Areas

INTENT:

- ◆ To provide safe and convenient pedestrian paths from the street sidewalk through parking areas to building entries in order to encourage pleasant walking experiences between businesses.
- ◆ To provide an inviting, pleasant pedestrian circulation system that integrates with parking and serves as access to nearby businesses.

GUIDELINES:

D.1.1 Pathways Through Parking Lots

Developments must provide specially marked or paved walkways through parking areas. Generally, walkways must be provided at least every four rows or at least every 180 feet. Where possible, align the pathways to connect with major building entries or other sidewalks, pathways, and destinations.



Figure D.1.1-1 Parking area pathway examples.

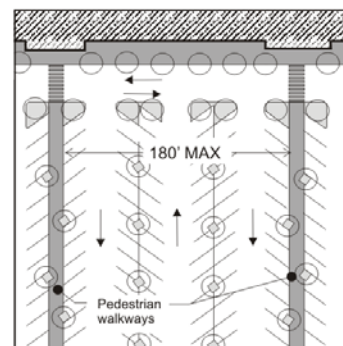


Figure D1.1-2 Parking area pathway configuration.

D.2 Parking Area Landscaping

INTENT:

- ◆ To reduce the visual presence of parking on the Bothell Way Southern Gateway zones streetscapes and adjacent development.
- ◆ To increase the visual quality of the Bothell Way Southern Gateway zones.
- ◆ To increase tree canopy cover for environmental and aesthetic benefits.
- ◆ To improve water quality and improve storm water management.

GUIDELINES:

D.2.1 Interior Parking Area Landscaping

Parking area landscaping shall be provided within surface parking areas with 20 or more parking stalls for the purpose of providing shade, diminishing the visual impacts of large paved areas, and providing stormwater management. Island and planter strips designed to work as raingardens for stormwater management, with sloped grading and curb cuts are encouraged. Surface parking areas shall be as follows:

- a. Developments with common parking areas with more than 20 stalls shall provide planting areas at the rate of 20 square feet per parking stall;
- b. Trees shall be provided and distributed throughout the parking area at a rate of one tree for every 10 parking stalls for residential or institutional development;
- c. The maximum distance between any parking stall and landscaping shall be no more than 100 feet;
- d. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang and curb cuts shall be provided in these barriers to allow surface water to flow into landscaped areas.; and
- e. Parking area landscaping shall consist of:
 - (1) Canopy-type deciduous trees, evergreen trees, evergreen shrubs, perennials, and groundcovers planted in islands or strips;
 - (2) Shrubs planted at a rate of one per 20 square feet of landscaped area and maintained at a height of no more than 36 inches;
 - (3) Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet;
 - (4) Groundcover pursuant to Section C.3.2.

D.2.2 Parking Area Screening

Parking area screening shall be provided between the sidewalk and parking areas within SG-C and SG-T Zone, as follows:

- a. Except for parking lots abutting Bothell Way located between NE 145th Street and NE 147th Street, landscaping at parking areas fronting on a public street must include a 10-foot-wide planting area along the entire street frontage, except for driveways, walkways and other pedestrian spaces. Planting shall consist of Type I or II screens or the alternative described in “C” below.
- b. For parking lots abutting Bothell Way and located between NE 145th Street and NE 147th the planting strip shall be at least 15’ wide and shall be a mix of deciduous and evergreen trees planted in an informal, asymmetric (park-like) layout, with at least one tree for every 15 linear feet of frontage. Low evergreen planting shall also be planted to achieve 50% ground cover within two years.
- c. Except for parking lots abutting Bothell Way and located between NE 145th Street and NE 147th the following option could be used to fulfill the requirements stated in “a” above:
 - (1) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall) and/or trellis. The planting bed shall be in front of the wall, provide irrigation and feature the following plantings:
 - (2) A mix of deciduous and evergreen trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy. Alternatively, a trellis and shrubs, as in Figure D.2.2-1, may be substituted for the trees.
 - (3) At least 70 percent deciduous trees, unless the trellis option is chosen.
 - (4) Unless the trellis option is chosen, trees provided at the rate of one per 25 linear feet of landscape strip and spaced no more than 30 feet apart on center.
 - (5) Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center.
 - (6) Perennials per section C.3.2.
 - (7) Groundcover per section C.3.2.
 - (8) A wall, constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the code administrator. (See Figure D.2.2-1 for an example).



Figure D.2.2-1 Parking area planting buffer with low wall and trellis.

E. Building Design

E.1 Building Design - Character

GENERAL NOTES:

1. Many of these building design guidelines call for a building to feature one or more elements from a menu of items. In these cases, a single element, feature, or detail may satisfy multiple objectives. For example, a specially designed or fabricated covered entry with attractive detailing might be counted toward requirements for human scale, building corners, and building details.
2. The terms “decorative” and “ornamental” are not necessarily meant to mean “characterized by traditional patterns, nonstructural elements, or applied markings.” Elements may be considered “decorative,” “ornamental,” or “special” if they extend beyond the typical level of quality, use materials or forms in an unusual way, or show special architectural consideration. The code administrator shall determine what elements are “ornamental,” “decorative,” or “special.”

INTENT:

- ◆ To provide building design that has a high level of design quality and creates comfortable human environments.
- ◆ To incorporate design treatments which add interest and reduce the scale of large buildings.
- ◆ To encourage building design that is authentic and responsive to site conditions.
- ◆ To encourage functional, durable, and environmentally responsible buildings.

GUIDELINES:

E.1.1 Architectural Character

While a variety of architectural elements and characteristics are desirable to avoid monotonous development, new buildings should not exhibit specifically historical styles and themes such as “Bavarian” or “Colonial” architecture. Traditional building elements, forms and materials may be appropriate, as are contemporary architectural styles and features. Buildings within a multi-building development should generally be designed as a composition so that the buildings’ characters complement one another through the use of similar forms, materials, proportions or other characteristics. Corporate signature elements that do not meet the intent of these guidelines are not acceptable.

E.2 Human Scale Elements

INTENT:

- ◆ To encourage the use of building components that relate to the size of the human body.
- ◆ To add visual interest to buildings.

GUIDELINES:

E.2.1 Human-Scale Elements

“Human scale” addresses the relationship between a building and the human body. Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities, such as doors, porches, and balconies.

Incorporate a minimum of three human scale building elements into new developments.

Human scale measures include:

- a. Balconies or decks in upper stories, at least one balcony or deck per upper floor on the façades facing streets, provided they are integrated into the architecture of the building;
- b. Bay windows or other window treatments that extend out from the building face;
- c. At least 100 square feet of pedestrian-oriented space, as described in C.3.1, for each 100 lineal feet of building façade;
- d. First floor individual windows, generally less than 32 square feet per pane and separated from the windows by at least a 6” molding;
- e. A porch or covered entry;
- f. Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people;
- g. Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet;
- h. Placement of smaller building elements near the entry of pedestrian-oriented street fronts of large buildings (
- i. Figure E.2.1-2 illustrates how human scale can be achieved using elements such as multiple canopies, an extended café area, and upper deck);
- j. Landscaping components that meet the intent of the guidelines; and/or
- k. Other element that the code administrator determines meets the intent of this guideline.

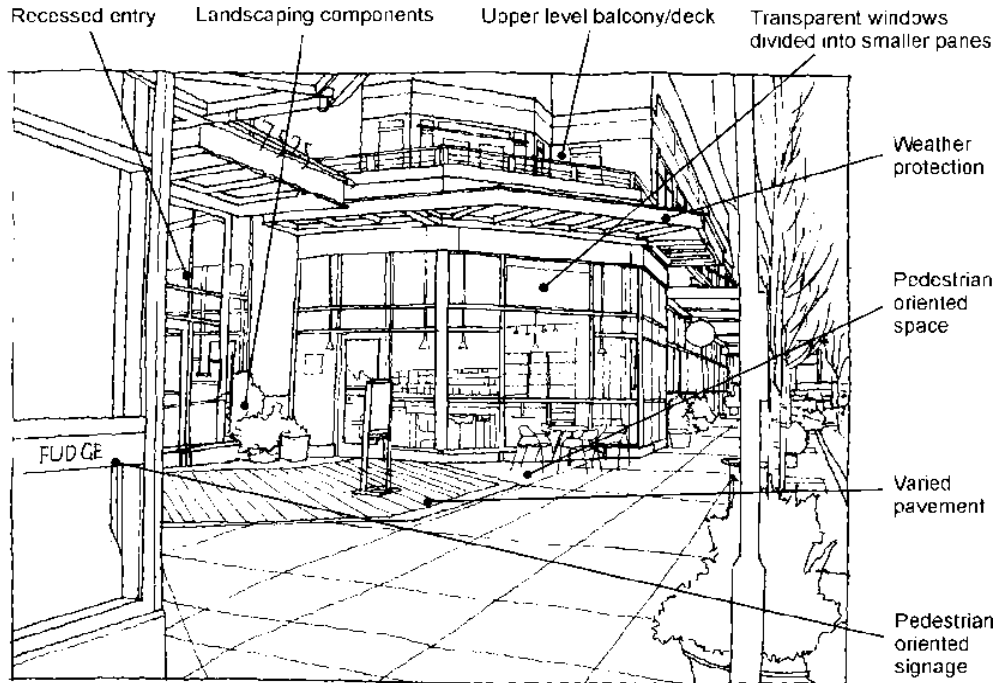
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Figure E.2.1-1. An example of balconies that have been integrated into the architecture of the building.

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Figure E.2.1-2. Below, illustrates a variety of human scale components on a building.



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Figure.E.2.1-3 This mixed-use building incorporates decks, upper level setbacks, trellises, and landscaping to meet human scale guidelines.

E.3 Architectural Scale

INTENT:

- ◆ To encourage architectural scale of development that is compatible with nearby areas.
- ◆ To add visual interest to buildings.

Note:

- **Architectural scale** is the perceived height and bulk of a building relative to that of neighboring buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors.
- **Modulation** is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.
- **Articulation** is visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

GUIDELINES:

E.3.1 Scale of Large Buildings

- a. All new buildings over three stories or over 5,000 square feet in gross building footprint or with facades longer than 100 feet measured horizontally shall provide at least three modulation and/or articulation features as described below along any façade that is visible from a street, residential zone or pedestrian pathway, and have entries at intervals of no more than 60 feet. One of the features must be provision (1) Horizontal building modulation.
- (1) Horizontal building modulation. The depth of the modulation must be at least 2 feet when tied to a change in the roofline and at least 5 feet in other situations. Balconies may be used to qualify for this option, provided they have a floor area of at least 40 square feet, are integrated with the architecture of the building, and project at least 2 feet from the building façade.



Figure E.21-1. Mixed-use building with modulation to

1 *increase its interest and human scale.*

2 (2) Modulated roof line. Buildings may qualify for this option by modulating the roof line of
3 all façades visible from a street, park, or pedestrian pathway per the following
4 standards:

- 5 i. For flat roofs or façades with a horizontal fascia or parapet, change the roofline
6 so that no unmodulated segment of roof exceeds 60 feet. Minimum vertical
7 dimension of roof line modulation is the greater of 2 feet or 0.1 multiplied by
8 the wall height (finish grade to top of wall);
- 9 ii. For gable, hipped, or shed roofs, a slope of at least 3 feet vertical to 12 feet
10 horizontal; or
- 11 iii. Other roof forms such as arched, vaulted, dormer, or saw-toothed may satisfy
12 this design standard if the individual segments of the roof with no change in
13 slope or discontinuity are less than 60 feet in width (measured horizontally).

14 (3) Repeating distinctive window patterns at intervals less than the articulation interval.

15 (4) Providing a porch, patio, deck, or covered entry for each articulation interval.

16 (5) Changing the roofline by alternating dormers, stepped roofs, gables, or other roof
17 elements to reinforce the modulation or articulation interval.

18 (6) Changing materials with a change in building plane.

19 (7) Providing lighting fixtures, trellises, trees, or other landscape features within each
20 interval.

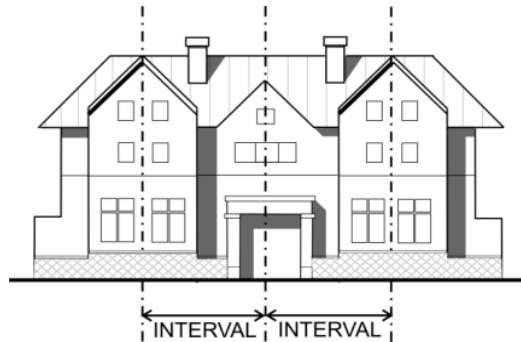


Figure E.3-2. Building articulation.

- 28 b. The code administrator may increase or decrease the 60-foot interval for modulation and
29 articulation to better match surrounding structures or to implement an adopted subarea
30 plan.



Figure E.4.3. This development uses a variety of roof forms and heights, different weather protection features, changing building materials and colors, and a modest amount of horizontal building modulation to reduce the overall

1 *architectural scale into smaller “storefront” components.*

2 **E.4 Pedestrian-Oriented Facades and Weather Protection**

3 INTENT:

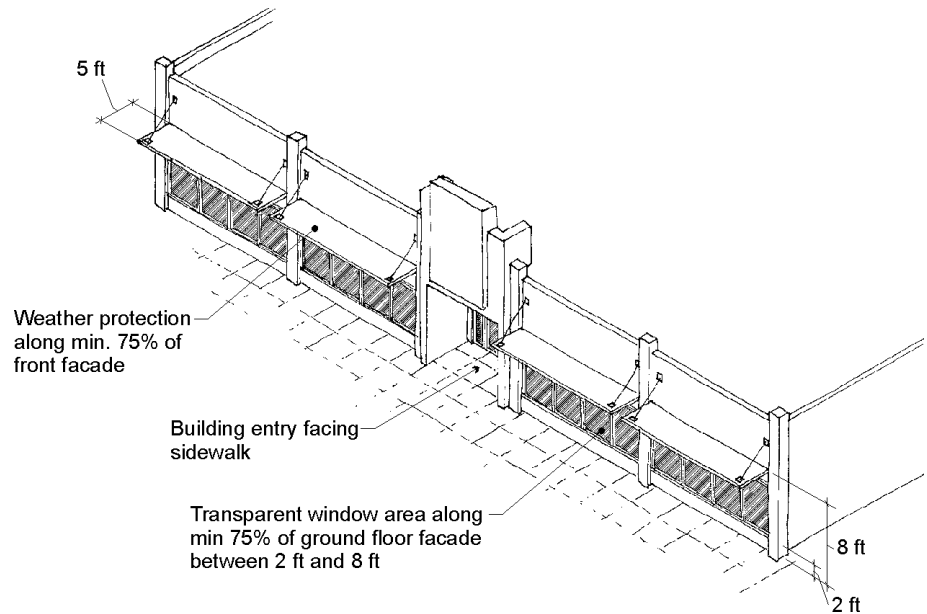
- 4 ♦ To create a safe, attractive, welcoming pedestrian environment.
- 5 ♦ To enhance retail activity.

6 GUIDELINES:

7 **E.4.1 Pedestrian-Oriented Facades**

8 Where pedestrian-oriented facades are required, the building shall meet the following:

- 9 a. Transparent window areas or window displays or a combination of sculptural, mosaic, or
10 bas-relief artwork and transparent window areas or window displays over at least 75
11 percent of the ground floor façade between 2 feet and 8 feet above grade.



12 *Figure E.4.1-1. An example of a pedestrian-oriented façade.*

- 13
- 14 b. A primary building entry facing the streetfront. (See Section E.9 for entry enhancement
15 requirements.)
- 16 c. Weather protection at least 5 feet wide over at least 75 percent of the front facade.
- 17

E.4.2 Pedestrian Weather Protection

In addition to weather protection along pedestrian-oriented facades (see E.4.1), provide pedestrian weather protection in public spaces such as transit stops, along pathways, building entries, along display windows, specifically:

- a. Weather protection at least 5 feet deep is required over the entries of all primary buildings, individual businesses, and individual residences. This may include a recessed entry, canopy, porch, marquee, or building overhang.



Figure E.4.2-1. Provide weather protection over building entries.

- b. Canopies, awnings, or other similar weather protection features shall not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point.

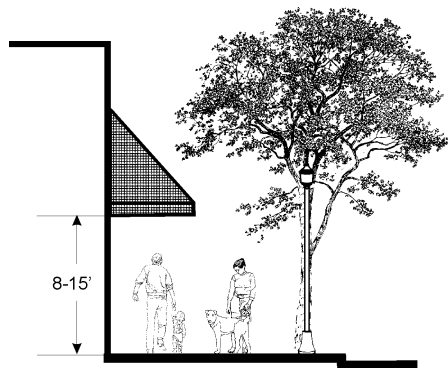


Figure E.4.2-2. Height standards for weather protection features.

- c. The color, material, and configuration of the pedestrian coverings shall be as approved by the code administrator. Coverings with visible corrugated metal or corrugated fiberglass are not permitted unless approved by the code administrator. Fabric and rigid metal awnings are acceptable if they meet the applicable standards. All lettering, color and graphics on pedestrian coverings must conform to the City's Sign code and these guidelines.

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- d. Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.
- e. Figure E.4.2-3 provides an unacceptable and better example.



FigureE.4.2-3. The continuous canopy on top is monotonous and deemphasizes individual storefronts. The bottom example provides a variety of weather protection features and represents a more desirable example.

E.5 Building Corners

INTENT:

- ◆ To create visual interest and increased activity at public street corners.

GUIDELINES:

E.5.1 Building Corners

Architecturally accentuate building corners at street intersections. All new buildings located within 15 feet of a property line at the intersection of Bothell Way with a side street shall employ two or more of the following design elements or treatments to the building corner facing the intersection:

- A corner entrance to courtyard, building lobby, atrium, or pedestrian pathway.
- Bay window or turret.
- Roof deck or balconies on upper stories.
- Building core setback "notch" or curved façade surfaces.
- Sculpture or artwork, either bas-relief, figurative, or distinctive use of materials.
- Change of materials.
- Corner windows.
- Special lighting.
- Special treatment of the pedestrian weather protection canopy at the corner of the building; and/or
- Other similar treatment or element approved by the code administrator.



Figure E.5.1-1. To emphasize its street corner location, this building uses a cropped corner, change in building materials, decorative façade elements, and a modulated roofline.

E.6 Building Design Details

INTENT:

- ◆ To ensure that buildings have design interest at all observable distances.
- ◆ To enhance the character and identity of the SG-C and SG-T zones.
- ◆ To enhance the pedestrian environment.
- ◆ To encourage creativity in the design of storefronts.

DISCUSSION

When buildings are seen from a distance, the most noticeable qualities are the overall form and color. A three-story commercial building that is 100 feet wide and 35 feet tall must be observed at least 200 feet away in order for the building to fit within a person's cone of vision so its overall shape can be perceived. At that distance, windows, doors, and other major features are clearly visible. However, within 60 feet to 80 feet from the building (approximately the distance across a typical street), a person notices not so much the building's overall form as its individual elements. At closer distances, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In a pedestrian-oriented business area, it is essential that buildings and their contents be attractive up close. Therefore, these Guidelines require all buildings to incorporate design details and small scale elements into their façades.

GUIDELINES:

E.6.1 Design Details

All new buildings and individual storefronts shall include on the façades that face a pedestrian-oriented street, park, or pedestrian route at least three of the following design features:

- a. Distinctive rooflines, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8" wide.
- b. Special treatment of windows and doors, other than standard metal molding/framing details, around all ground floor windows and doors, decorative glazing, or door designs.
- c. Decorative light fixtures with a diffuse visible light source or unusual fixture.
- d. Decorative building materials, such as decorative masonry, shingle, brick, or stone.
- e. Individualized patterns or continuous wood details, such as fancy butt shingles (a shingle with the butt end machined in some pattern, typically to form geometric designs), decorative moldings, brackets, trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials. The applicant must submit architectural drawings and material samples for approval.
- f. Use of a landscaping treatment as part of the building's design, such as planters or wall trellises.

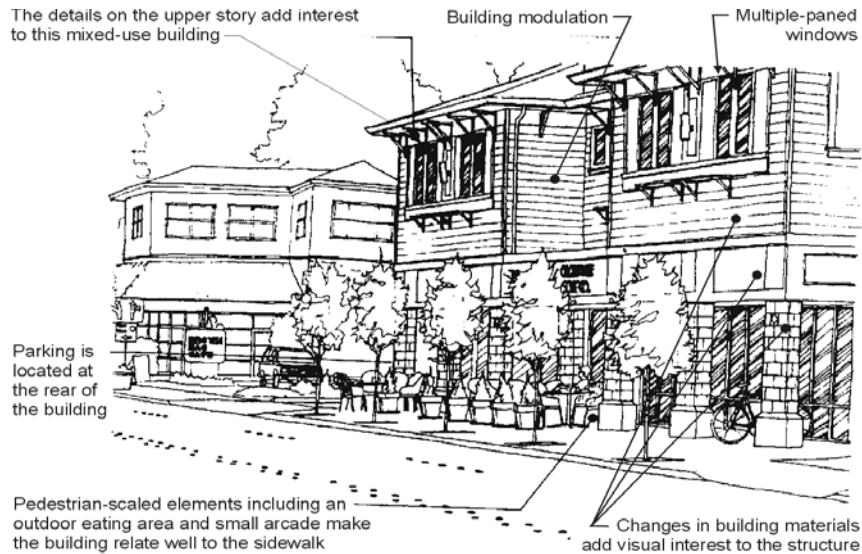


Figure E.6.1-1. The use of different building materials, window treatments, and roofline brackets adds to the visual interest of this building.

- g. Decorative or special railings, grill work, or landscape guards.
- h. Landscaped trellises, canopies, or weather protection.
- i. Decorative artwork, which may be freestanding or attached to the building and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free standing sculpture, art in pavement, or other similar artwork. Painted murals or graphics on signs or awnings do not qualify.
- j. Sculptural or hand-crafted signs.
- k. Special building elements, such as pilasters, entablatures, wainscots, canopies, or marquees, which exhibit nonstandard designs.
- l. Other similar features or treatment that satisfies the Intent of the Guidelines as approved by the code administrator.



Figure E.6.1-2. The building provides a number of details that enhance the pedestrian environment, including decorative lighting, planter boxes, decorative awnings, historical plaques, and decorative façade elements.

E.7 Materials

INTENT:

- ◆ To encourage the use of a variety of high-quality compatible materials that will upgrade the visual image of the Bothell Way Mixed-Use zones.

GUIDELINES:

E.7.1 Materials

The following are allowed only with special detailing, as described below:

- a. Metal siding. When used as a siding material over more than 25 percent of a building's façade visible from a public street, pathway, or park, metal siding must:
 - (1) Have a matte finish in a neutral or earth tone such as buff, gray, beige, tan, cream, white, or a dulled color, such as barn-red, blue-gray, burgundy, ocher, or other color specifically approved by the code administrator.
 - (2) Include two or more of the following elements:
 - i. Visible window and door trim painted or finished in a complementary color.
 - ii. Color and edge trim that cover exposed edges of the sheet metal panels.
 - iii. A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
 - iv. Other detail/color combinations for metal siding approved by the code administrator, provided design quality and permanence meets the intent of this section.
- b. Concrete block walls. Concrete block construction used over 25 percent of a building façade visible from a public roadway, pathway, or park must be architecturally treated in one or more of the following ways:
 - (1) Use of textured blocks with surfaces such as split face or grooved.
 - (2) Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.
 - (3) Use of decorative coursing to break up blank wall areas.
 - (4) Use of matching colored mortar where color is an element of architectural treatment for any of the options above.
 - (5) Other treatment approved by the code administrator.
- c. Prohibited materials:
 - (1) Mirrored glass.
 - (2) Corrugated fiberglass.
 - (3) Chain link fencing (except for temporary purposes such as a construction site).

- (4) Crushed colored rock or tumbled glass.
- (5) Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.
- (6) EIFS and foam core panel products. Use stucco instead.

E.8 Blank Walls

INTENT:

- ◆ To reduce the visual impact of large, undifferentiated walls.
- ◆ To reduce the apparent size of large walls through the use of various architectural and landscaping treatments.
- ◆ To enhance the character and identity of Lake Forest Park's commercial areas.
- ◆ To ensure that all visible sides of buildings provide visual interest.

GUIDELINES:

E.8.1 Blank Walls

All blank walls (see Definitions) within 50 feet of the street, pedestrian pathway, park, or adjacent property, and also visible from that street, pedestrian pathway, park, or adjacent property, shall be treated in one or more of the following ways:

- a. Install a vertical trellis in front of the wall with climbing vines or plant materials. For large blank wall areas, the trellis must be used in conjunction with other treatments described below;
- b. Provide a landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Plant materials must be able to obscure or screen at least 50 percent of the wall's surface within 4 years;
- c. Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface; and/or
- d. Other methods as approved by the code administrator. For example, landscaping or other treatments may not be necessary on a wall that employs high quality building materials (such as brick) and provides desirable visual interest.
- e. Special architectural lighting may be used to highlight a successful treatment.

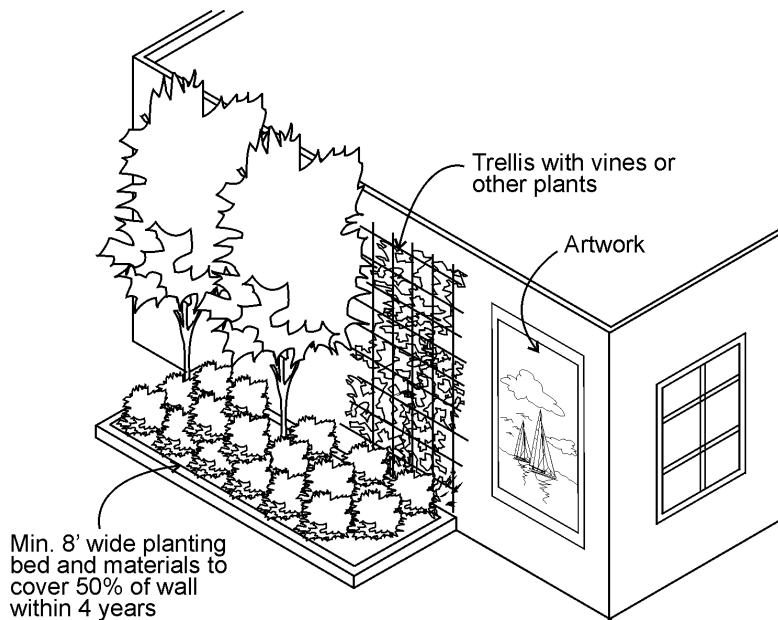


Figure E.8.1-1. Blank wall treatments.

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Figure E.8.1-2. Terraced planting beds effectively screen a large blank wall.

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E.9 Building Entrances

INTENT:

- ◆ To ensure that buildings and businesses are inviting and accessible.
- ◆ To encourage pedestrian activity.

GUIDELINES:

E.9.1 Principal Building Entrances

The principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) of all buildings shall feature the following improvements:

- a. Pedestrian covering. Building entrances must be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade.
- b. Lighting. Pedestrian entrances must be lit to at least four foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings.
- c. Building or business name. Entries must be identified with respect to building and/or business.
- d. Visibility. Building entrances must be visible from the roadway and/or major public pedestrian pathway.
- e. Transparency. Entries must feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling).
- f. Security. To the extent feasible, entries must be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).
- g. Architectural or artwork enhancements. Building entrances must be enhanced by one or more of the following measures. Entrances on pedestrian-oriented streets must feature two of the following measures.
 - (1) Special or ornamental doors, windows, or other architectural elements.
 - (2) Special paving or materials (e.g., decorative tilework).
 - (3) Special architectural lighting.
 - (4) Landscaping.
 - (5) Artwork.
 - (6) Adjacent pedestrian-oriented space.

E.9.2 Secondary Public Access for Commercial Buildings

Although these Guidelines require businesses on a pedestrian-oriented street within the SG-C zones to front on streets rather than parking areas, a large number of customers use the “secondary” entry off of a parking area. Such businesses that have secondary public access shall comply with the following measures to enhance secondary public access (applies only to entries used by the public):

- a. Weather protection at least 3 feet deep is required over each secondary entry.
- b. A sign may be applied to the awning provided that the sign complies with other regulations and guidelines.
- c. There must be at least two foot-candles illumination on the ground surface.
- d. Two or more of the design elements noted in E.9.1.g above must be incorporated within or adjacent to the secondary entry.



Figure E.9.2-1. Examples of secondary public access. Note the planters, window sign, and awning.

E.10 Parking Garage Design

INTENT:

- ◆ To minimize negative visual impacts of parking garages.

GUIDELINES:

E.10.1 Parking Garage Design

- Parking garages must be designed to obscure the view of parked cars at the ground level.
- Where the garage wall is built to the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or treatment/design, and/or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage.
- Upper-level parking garages must use articulation treatments that break up the massing of the garage and add visual interest.

The Following figures are examples of acceptable parking garage treatments.



Figure E.10.1-1. The side of this parking garage includes some storefront retail space (left), decorative grillwork, and a raised brick planter to enhance the pedestrian environment.

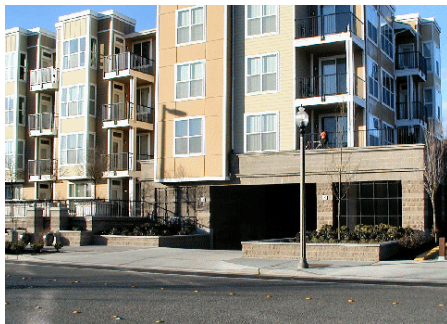


Figure E.10.1-2. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.



Figure E.10.1-3. This building uses openings on its second level parking area to resemble windows.

F. Lighting

F.1 Site Lighting

INTENT:

- ◆ To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- ◆ To increase night sky visibility and to reduce the general illumination of the sky.
- ◆ To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.
- ◆ To use lighting in conjunction with other security methods to increase site safety.
- ◆ To prevent the use of lighting for advertising purposes.

GUIDELINES:

F.1.1 Site Lighting Levels

- a. All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
 - (1) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - (2) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - (3) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

F.1.2 Light Quality and Shielding

- a. Parking area lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale.
- b. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
- c. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- d. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions shall not be visible above the roofline of the building.

1 G. Definitions

2 **Access Street.** A private street that is independent of parking area circulation and connects public
3 rights-of-way or provides primary access to and within a site.

4 **Architectural scale** is the perceived height and bulk of a building relative to that of neighboring
5 buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors.

6 **Art, Artwork.** A device, element, or feature whose primary purpose is to express, enhance, or illustrate
7 aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or
8 cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique
9 specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended
10 primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the code
11 administrator, may be considered artwork provided they exhibit an exceptionally high level of
12 craftsmanship, special material, or construction, and include decorative devices or design elements that
13 are not necessary to convey information about the business or product. Signs that are primarily names
14 or logos are not considered art.

15 **Articulation.** Visually breaking up a building façade into intervals by including repetitive features, such
16 as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

17 **Balcony.** An outdoor space built as an above-ground platform projecting from the wall of a building and
18 enclosed by a parapet or railing.

19 **Bas-relief.** A sculptural carving, embossing, or casting that projects very little from the background.

20 **Bay Window.** A window that protrudes from the main exterior wall. Typically, the bay contains a
21 surface which lies parallel to the exterior wall, and two surfaces which extend perpendicularly or
22 diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane which
23 extends at least 60 percent of the length and 35 percent of the height of the surface of the bay which
24 lies parallel to the exterior wall. There need not be windows in the surface which extend out from the
25 exterior wall.

26 **Blank Walls.** Walls subject to "blank wall" requirements meet the following criteria:

- 27 • Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface
28 without a window, door, or building modulation or other architectural feature.
- 29 • Any ground level wall surface or section of a wall over 4 feet in height at ground level that is
30 longer than 15 feet as measured horizontally without having a ground level window or door
31 lying wholly or in part within that 15-foot section.

32 **code administrator.** The Lake Forest Park Planning and Building Director or his or her designee.

33 **Courtyard.** A landscaped space enclosed on at least three sides by a single structure.

34 **Curb Cut.** A depression in the curb for the purpose of accommodating a driveway that provides
35 vehicular access between private property and the street.

- 1 **Deck.** A roofless outdoor space built as an above-ground platform projecting from the wall of a building
2 and connected to the ground by structural supports.
- 3 **Exterior Insulation and Finish System (EIFS):** EIFS is an exterior wall cladding that utilizes rigid insulation
4 boards on the exterior of the wall sheathing with a plaster appearance exterior skin.
- 5 **Façade.** Any portion of an exterior elevation of a building extending from the grade of the building to
6 the top of the parapet wall or eaves, for the entire width of the building elevation.
- 7 **Feasible.** For the purpose of these guidelines, an action or element is “feasible” if it can be
8 accomplished within standard construction and development practices, as determined by the code
9 administrator. Generally, an action or element is considered infeasible only if it is physically impossible
10 or if it substantially alters the intent of the project. An element or action may be considered feasible
11 even if it raises the cost of that aspect or element of the project.
- 12 **Frontage.** As used in the code, frontage refers to the length of a property line along a street.
- 13 **Front Yard.** The area between the street and the nearest building façade.
- 14 **Horizontal Modulation.** Refers to upper level building step backs. For example, this could include a
15 building where two floors of the building front directly on the sidewalk, but the third floor is set back a
16 distance from the front facade, and thus it may not even be visible from the sidewalk and portions of
17 the street below.
- 18 **Landscaping.** An area is considered to be landscaped if it is:
- 19 • Planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen ground
20 cover maintained in good condition.
 - 21 • Occupied by sculptures, fountains or pools, benches, or other outdoor furnishings.
 - 22 • Occupied by such recreational facilities as playground equipment, swimming pools, game
23 courts, etc.
- 24 **LFPMC.** Lake Forest Park Municipal code.
- 25 **Major Exterior Remodel.** A proposed improvement to any existing building structure or property that
26 changes the exterior appearance of the property and meets either of the criteria below:
- 27 • Estimated value of construction exceeds 50 percent of the value of the existing built
28 facilities as determined by the City’s building valuation procedure.
 - 29 • Construction includes an addition to extension of an existing building that increases gross
30 floor area by 1,000 sq. ft.
- 31 **Minor Exterior Remodel.** Any improvement that changes the visual appearance or exterior
32 configuration of a building structure or property, and which has a value less than 50 percent of the
33 existing built facilities as determined by the City’s building valuation procedure. Painting and restorative
34 maintenance are considered minor remodels.

Modulation. In the Guidelines, modulation is a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

Pedestrian-Oriented Building Façades. Ground floor façades which employ at least one of the following characteristics:

- Transparent window areas or window displays along at least 75 percent of the ground floor façade. The window area must cover the area between 2 feet and 8 feet above the sidewalk or walkway surface.
- A combination of sculptural, mosaic, or bas-relief artwork, and transparent window areas or window displays (as described above) over at least 75 percent of the ground floor façade.

Pedestrian-Oriented Space. An area between a building and a street, access road, or along a pedestrian path which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc.

Pedestrian-Oriented Use (or Business). A commercial enterprise whose customers commonly arrive by foot; or whose signage, advertising, window display, and entryways are oriented toward pedestrian traffic. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

Scale, Human. The perceived size of a building relative to a human being. A building is considered to have "good" human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size.

Scale, Architectural. The perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating façades.

Side Street. The following are side streets: 148th Street SW, 156th Street SW, 176th Street SW, 188th Street SW, 196th Street SW, 200th Street SW, and 208th Street SW.

Streetscape. The streetscape is the visual character of a street as determined by various elements such as structures, greenery, open space, views, etc.

Vertical Modulation. A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.